

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

8889 Highway 22
Montevallo AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Ninety Thousand and 00/100 (\$190,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **ADELAIDO MARTIN and IRMA MARTIN**, a married couple, in hand paid by the GRANTEE(S), **NESTOR DANIEL GUTIERREZ and ANDREA MONSERRAT GUZMAN MARTIN**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Parcel 1: Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 6 , Township 22 South, Range 2 West, Shelby County, Alabama, and run thence North along the West line of said 1/4-1/4 a distance of 211.40 feet to a point on the Northwest right of way line of Shelby County Highway No. 22; Thence turn an angle of 54 degrees 36 minutes 57 seconds to the right and run Northeasterly along said highway right of way line a distance of 95.88 fee to the Point of Beginning of the property being described; Thence continue along last described course a distance of 130.86 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run Northwesterly a distance of 332.88 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes 00 seconds to left and run Southwesterly a distance of 130.86 feet to a steel pin corner; Thence turn an angle of 90 degrees 00 minutes

00 seconds to the left and run Southeasterly a distance of 32.88 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20230125000020260.

Subject to existing easements, restrictions, set-back lines, rights of way, and limitations if any of record.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

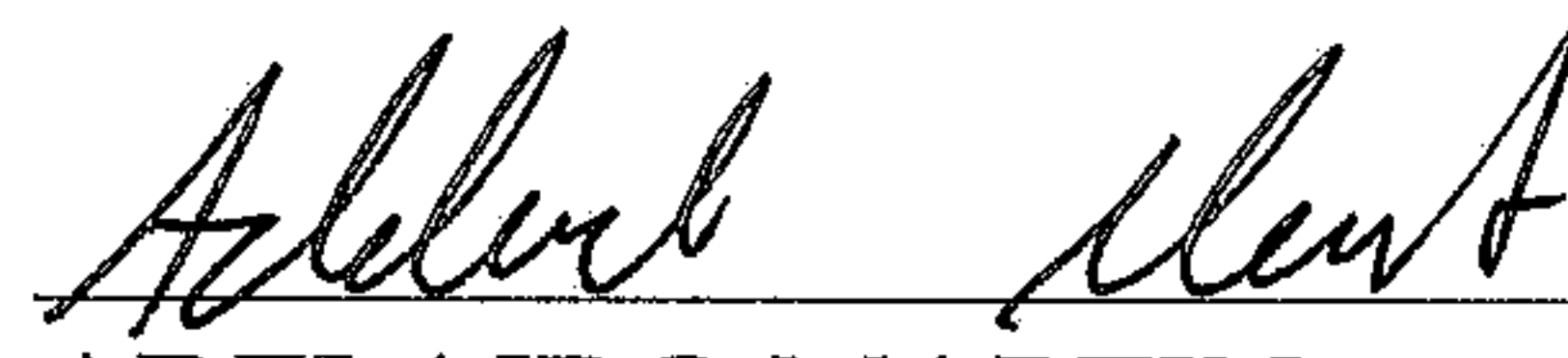
NOTE: \$164,326.00 of the purchase price was obtained by a Purchase Money Mortgage.

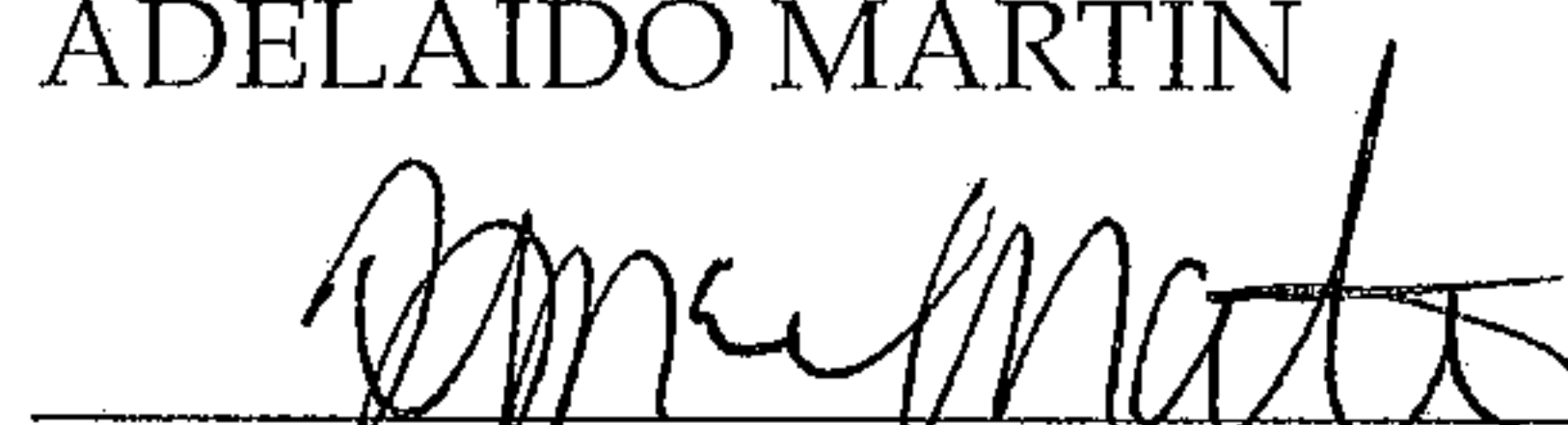
NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 29th day of September, 2023.


ADELAIDO MARTIN

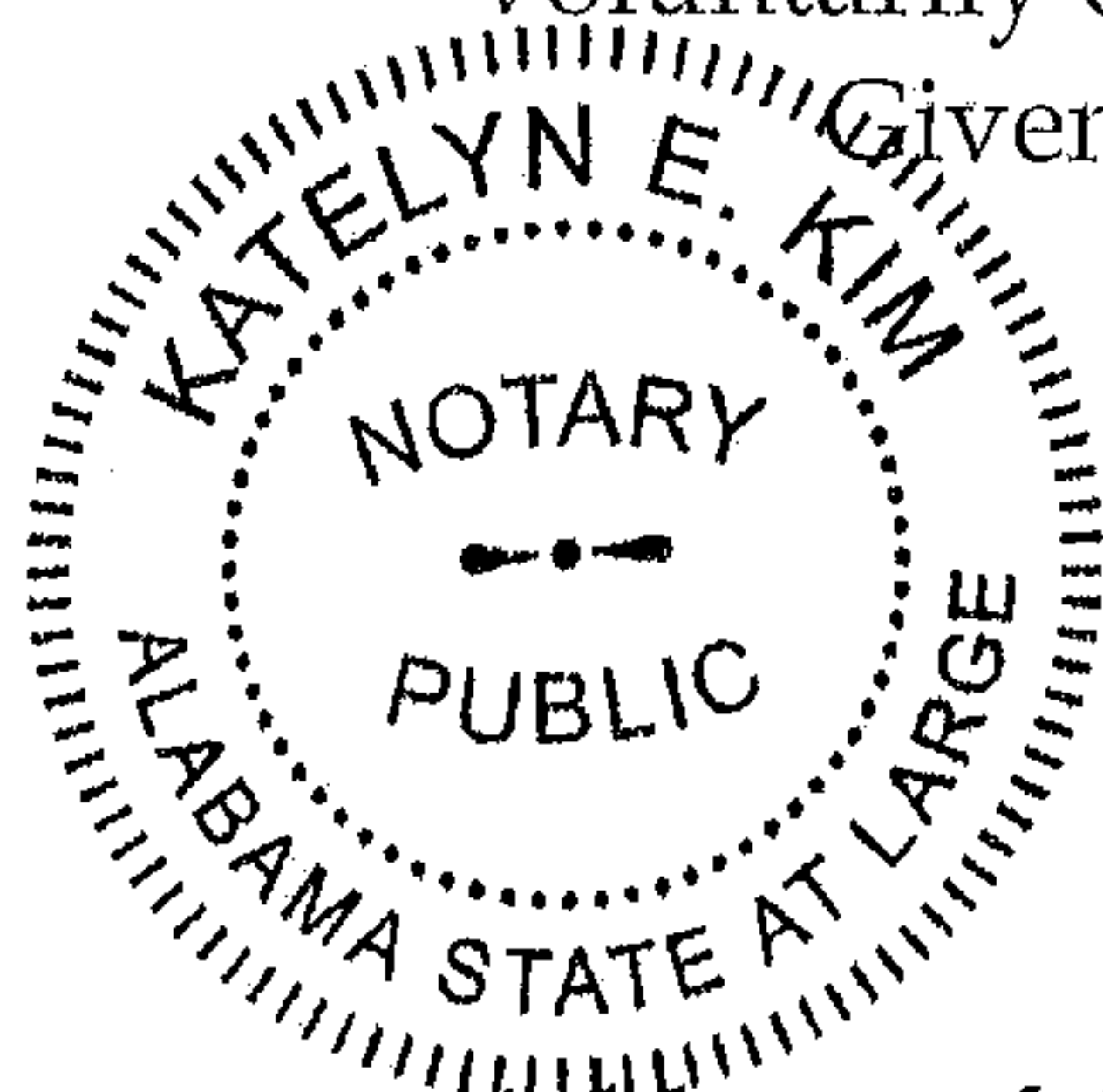

IRMA MARTIN

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **ADELAIDO MARTIN and IRMA MARTIN** is(are) signed to the foregoing conveyance, and who is(arc) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2023.



Katelyn Kim

NOTARY PUBLIC

My Commission Expires: 12/03/2025

Address of Grantee:

8889 Highway 22
Montevallo, AL 35115

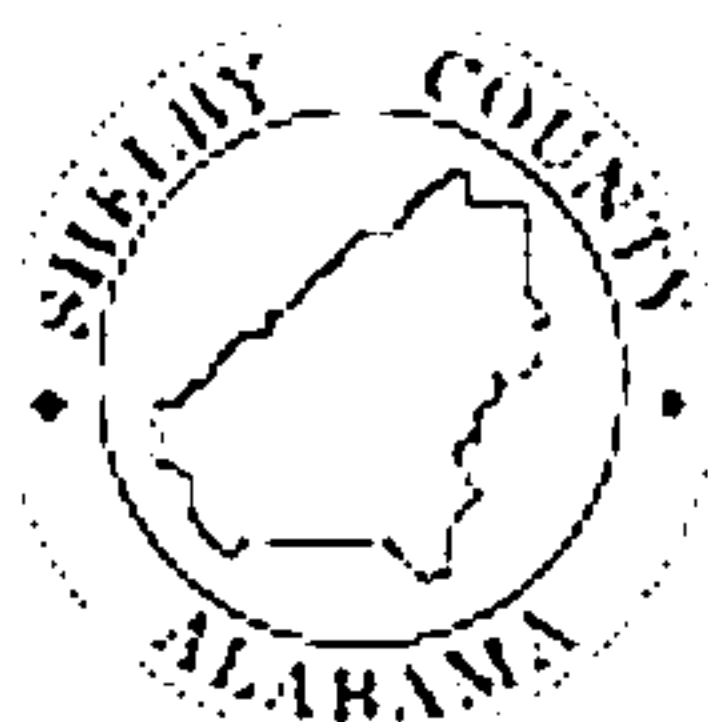
Address of Grantor:

515 Fulton Springs Rd
Alabaster, AL 35007

Property Address:

8889 Highway 22
Montevallo, AL 35115

Real Value: \$190,000.00



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

09/29/2023 12:51:32 PM

\$54.00 BRITTANI

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Allie S. Bayl